

1031 Arizona Ave.

City of El Paso — Plan Commission — 02/08/18

PZRZ17-00028 — Rezoning



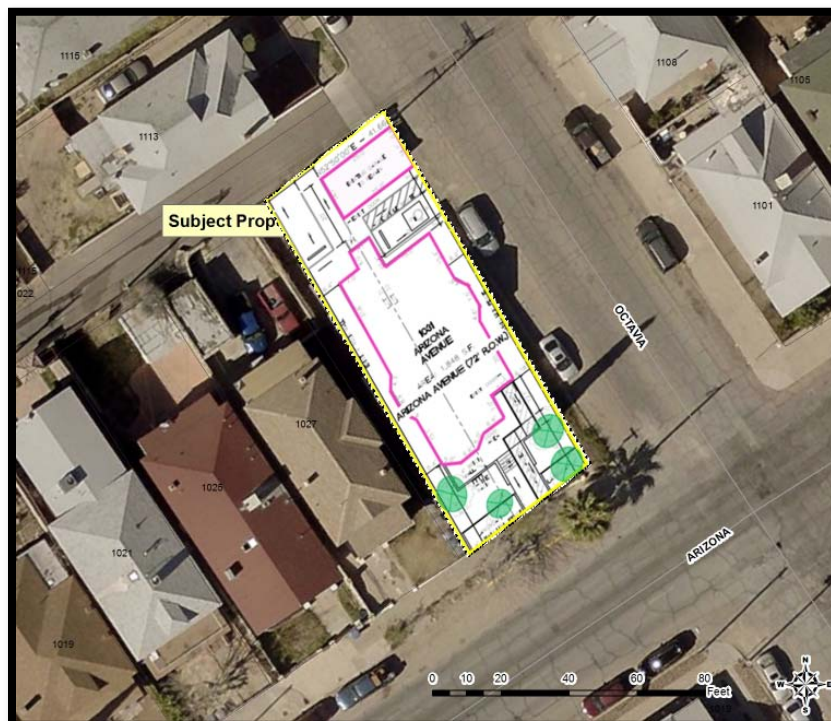
STAFF CONTACT:	Adriana Martinez, 915-212-1611, Martinezad@elpasotexas.gov	OWNER:	Will Dylan Investments, Inc.
REPRESENTATIVE:	Ray Mancera	LOCATION:	1031 Arizona Ave.
LEGAL DESCRIPTION:	Lot 32 and the east 16 2/3 feet of Lot 31, Block 285, Pierce Finley, an addition to El Paso, El Paso County, Texas		
REQUEST:	From A-2 (Apartment) to S-D (Special-Development) to allow an Office, professional	EXISTING ZONING:	A-2 (Apartment)
RELATED APPLICATIONS:	N/A		

PUBLIC INPUT Notices sent to property owners within 300 feet on January 24, 2018; Planning has not received any calls in support or opposition to the special permit request.

RECOMMENDATION: **Denial** (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The property owner is requesting a rezoning from A-2 (Apartment) to S-D (Special-Development) to allow an Office, professional for the property located at 1031 Arizona Ave. The current use of the property is a Single-family Dwelling.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **DENIAL** of rezoning the property from A-2 (Apartment) to S-D (Special-Development) to allow an Office, professional. The proposed zoning district is not consistent with other residential districts in the immediate area along Montana Ave., and does not meet the established character of its surrounding neighborhood. Further, the proposed development does not meet the intent of the G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso, the City's Comprehensive Plan.



DESCRIPTION OF REQUEST

The applicant has submitted a Rezoning application for the property at 1031 Arizona Ave. through the Zoning Section of the Planning and Inspections Department. The owner is requesting to rezone the subject property from A-2 (Apartment) to S-D (Special-Development) and a side street setback reduction from the required 10 ft. to 6.18 ft. to allow for a professional office. The area of the rezoning request is 0.1148 acres in size. The development proposes to renovate an existing 1,848 sq. ft. Single-family Dwelling and convert it into a professional office. The development requires a minimum of three (3) parking spaces and one (1) bike of which the proposed development has accommodated. The development is also in compliance with Title 18 requirements. Access to the subject property is from Arizona Ave. and from the rear alley.

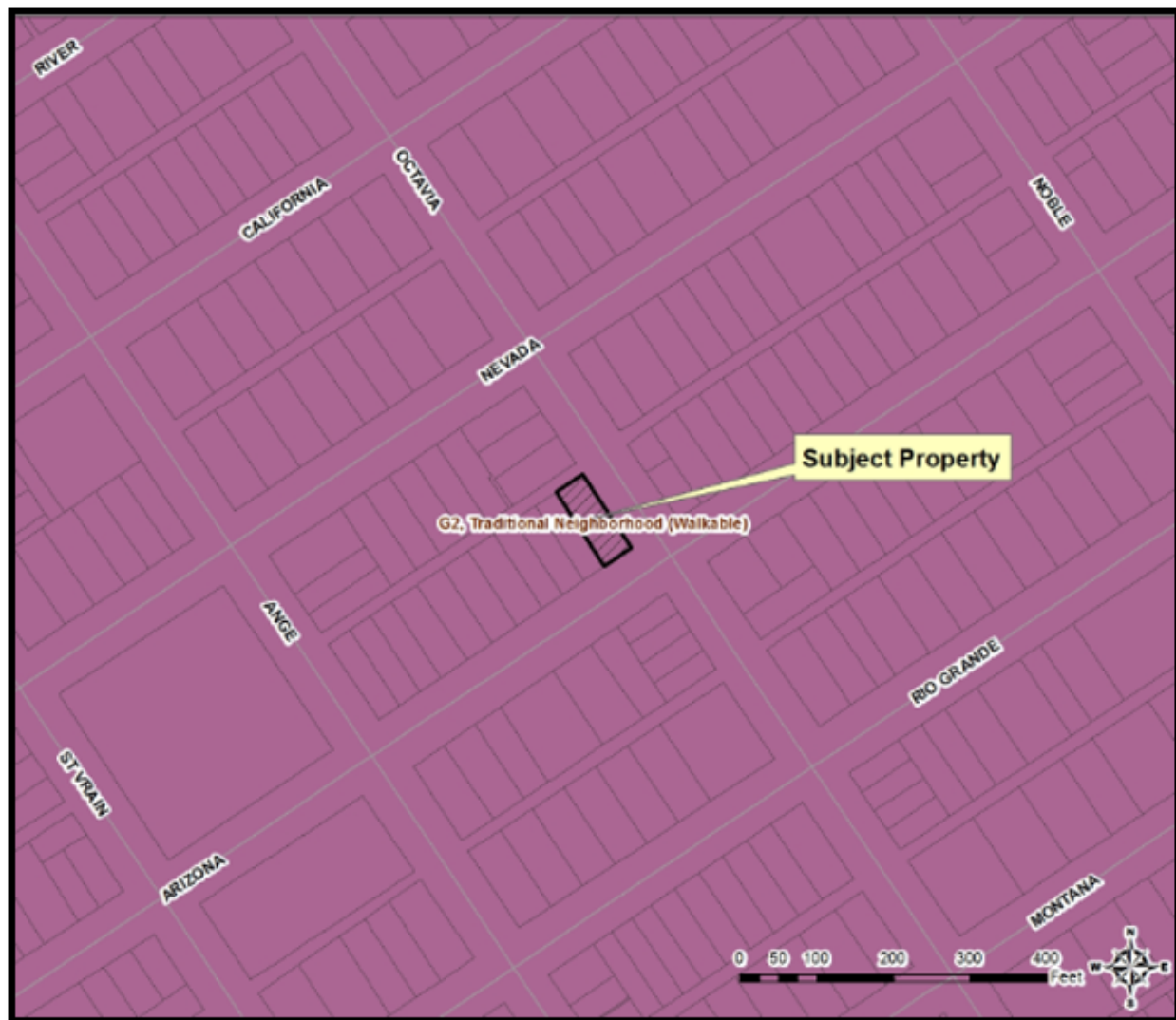
REZONING POLICY

POLICY	DOES IT COMPLY?
<u>Compatibility</u> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	No, properties adjacent to the subject property are zoned A-2 (Apartment), R-5 (Residential) and A-O (Apartment- Office).
<u>Plan El Paso</u> Are ideal for a balance of housing, jobs, shopping, recreation, and civic uses (Policy 2.2.5).	No, the property is designated G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso it will introduce commercial use into a residential area.

NEIGHBORHOOD CHARACTER AND COMPATIBILITY: The subject property is located in the Pierce Finley subdivision, recorded in 1897. The site is currently zoned A-2 (Apartment) which is currently being used, as a Single-family Dwelling. Properties adjacent to the subject property are zoned A-2 (Apartment), R-5 (Residential) and A-O (Apartment- Office). Surrounding land uses include single-family dwellings, apartments and professional, offices. The nearest park is Houston Park (1,139 feet) and the nearest school is El Paso High School (1,773 feet). There is more than three different uses within a 300 ft. radius.



COMPLIANCE WITH PLAN ELPASO: The proposed project is currently developed and is being used as a Single-family Dwelling. The purpose of the application is to introduce Commercial within a G-2, Traditional Neighborhood (Walkable) land use designation of Plan El Paso, with purely residential and office uses.



RELATION OF PROPOSED CHANGE TO THE CITY'S COMP. PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
G-2 – Traditional Neighborhood: This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.	No, the lot sits within the central El Paso. This project will introduce commercial into a residential area.
ZONING DISTRICT	DOES IT COMPLY?
S-D (special Development) district is intended for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to	An S-D (special Development) district is not compatible with the surrounding areas.

<p>permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.</p>	
POLICY	DOES IT COMPLY?
<p>1.2.3 "Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods. The City's zoning and development regulations should be modified accordingly. Additional infill incentives should be considered by the City".</p>	<p>No, this property is within a zoning district that allows for office use through a Special Permit.</p>

SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING: The subject site is 0.1148 acres in size and allows the proposed use under the proposed S-D (Special Development) zone district, however the S-D zone is incompatible to surrounding land uses.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare, to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the S-D (Special Development) zone district is for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. In this particular project there is no desire to introduce commercial uses.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES:

There is an existing 6-inch diameter water main extending along the north side of Arizona Avenue and an existing 8-inch diameter water main extending along the east side of Octavia Street which are available for service. The applicant will need to coordinate with EPWater to continue providing services to the property.

EFFECT UPON THE NATURAL ENVIRONMENT: Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Central El Paso Community Association, El Paso Central Business Association, and Houston Park Association and have been notified as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 24, 2018. Planning has not received in support or opposition to the rezoning request.

STAFF COMMENTS: Denial

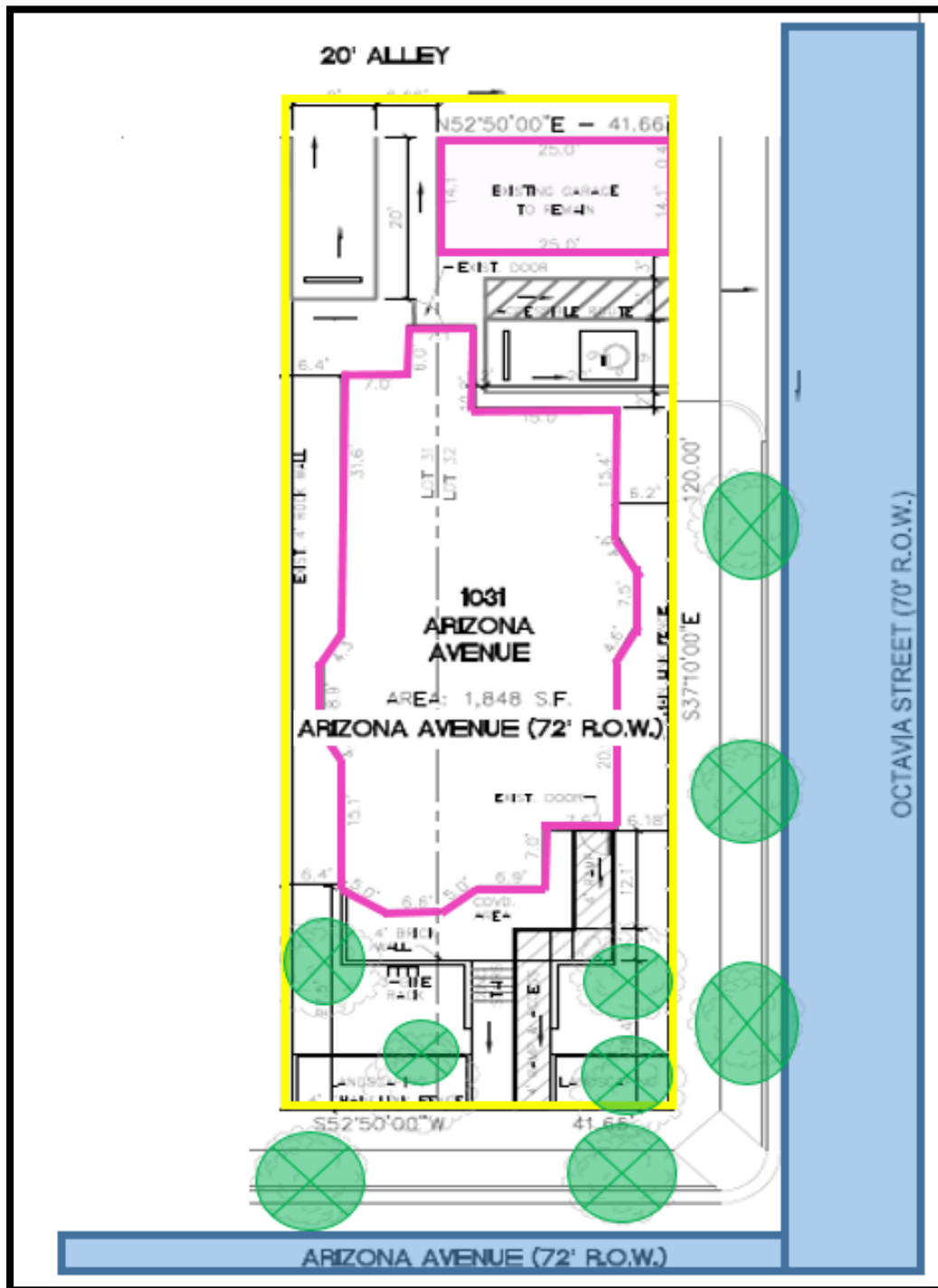
OTHER APPLICABLE FACTORS: Approval of the detailed site plan by the City Plan Commission constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Detailed Site Development Plan
2. Elevations
3. Zoning Map
4. Future Land Use Map
5. Department Comments
6. Subdivision Plat
7. Public Notification Boundary Map

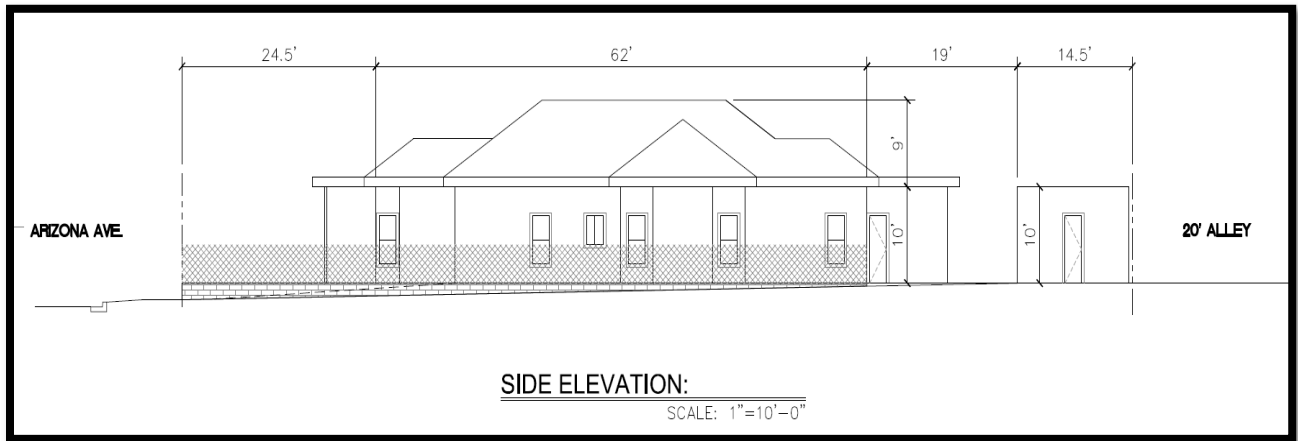
ATTACHMENT 1

Detailed Site Development Plan



ATTACHMENT 2

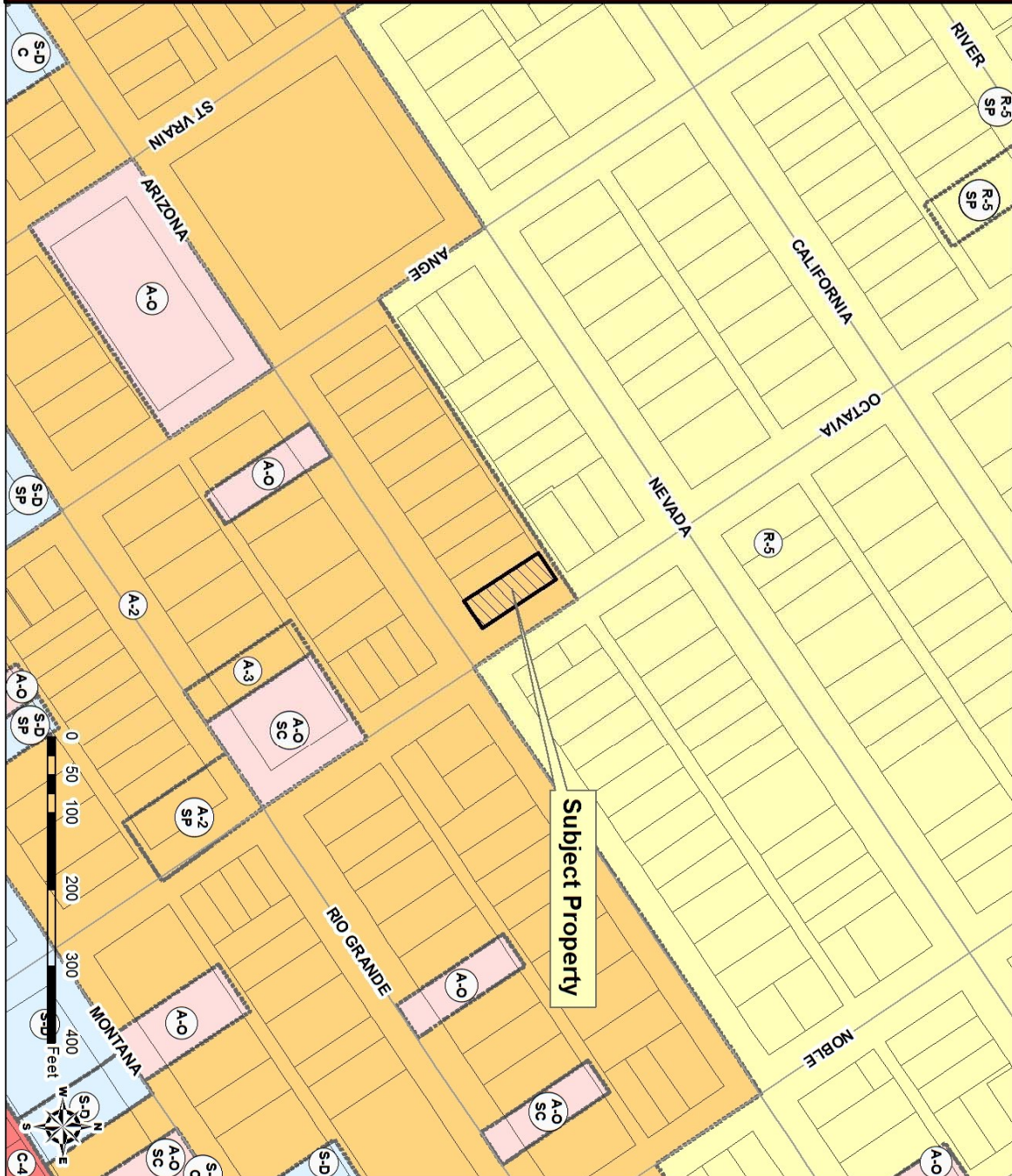
Elevations



ATTACHMENT 3

Zoning Map

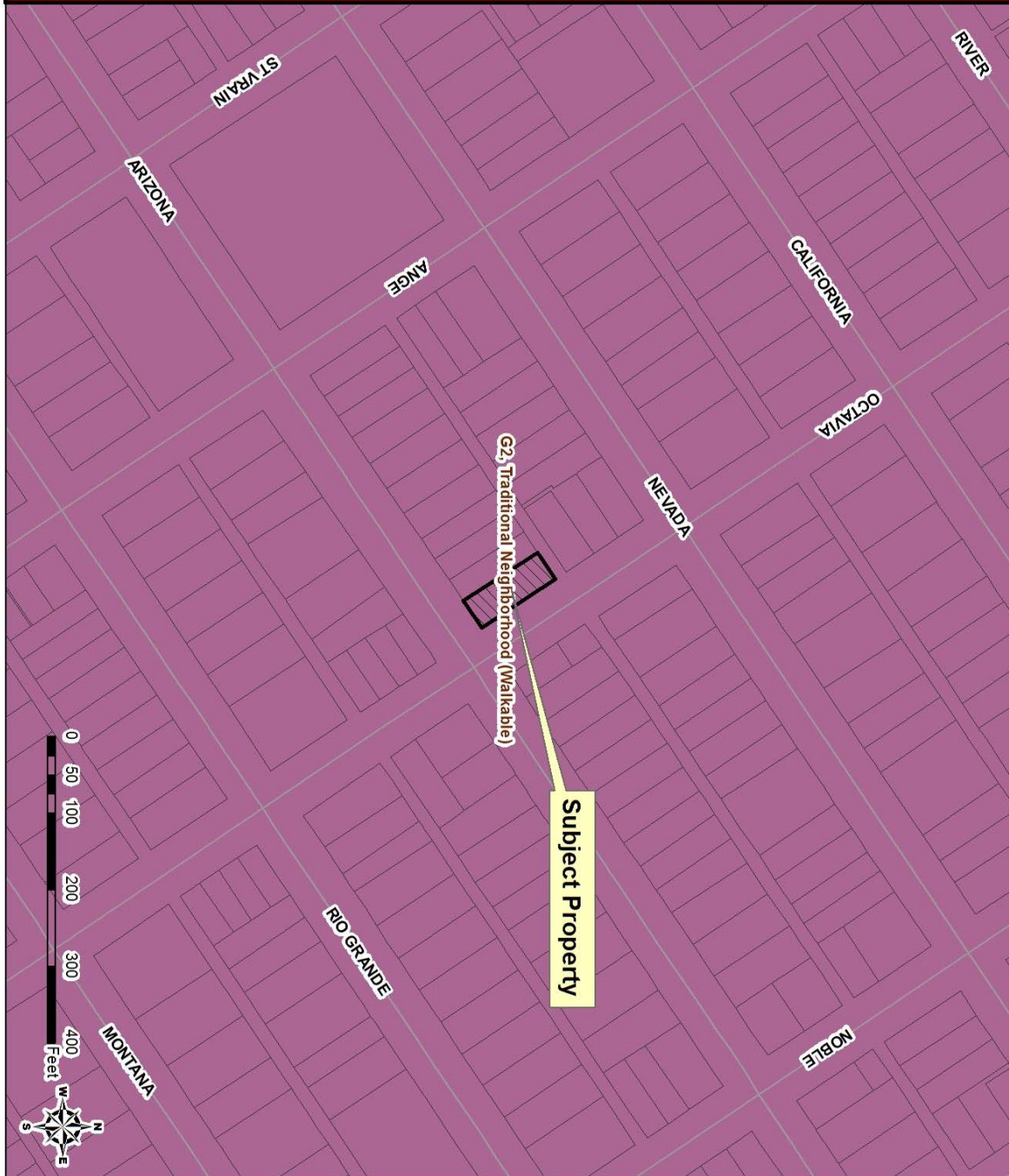
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ATTACHMENT 4

Future Land Use Map

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ATTACHMENT 5

Department Comments

Planning and Inspections Department- Planning Division

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - City Development & Permitting- Landscape

No objections to proposed rezoning.

Note:

- If the structure is changing occupancy from residential to commercial, the applicant will need to submit construction documents prior to occupancy of the structure.
- Van accessible parking and access aisle must meet the following requirement;
 - Parking space shall be 11 feet wide
 - Access aisle shall be 5 feet wide

Planning and Inspections Department - Land Development

No objections to rezoning.

Note: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that storm-water is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Sun Metro:

Sun Metro does not oppose this request.

Note:

- Sun Metro Route 36 provides service along Arizona. A bus stop is located abutting the subject property.
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- Coordination with Sun Metro is required if construction interferes with bus stop.

Fire Department

No objections to rezoning.

Police Department

No comments received.

TxDot

Roadway Not under State Jurisdiction.

El Paso Water Utilities

We have reviewed the property described above and provide the following comments:

Note: EPWater does not object to this request

Water

1. There is an existing 6-inch diameter water main extending along the north side of Arizona Avenue. This water main is available for service.
2. There is an existing 8-inch diameter water main extending along the east side of Octavia Street. This water main is available for service.
3. EPWater records indicate there is one (1) ¾" water service connection serving the subject property. The address for this service is 1031 Arizona Avenue.
4. Previous water pressure from fire hydrant #1768 located at southeast corner of Octavia Street and Nevada Street, has yielded a static pressure of 67 psi, a residual pressure of 59 psi, and a discharge of 1,278 gallons per minute.

Sanitary Sewer:

5. There is an existing 8-inch diameter sewer main extending along west of Octavia Street is located approximately 5-feet west of the right-of-way centerline. This sanitary sewer main is available for service.
6. There is an existing 8-inch diameter sanitary sewer main extending along the alley between Arizona Avenue and Nevada Street. This sanitary sewer main is available for service.

General:

7. EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

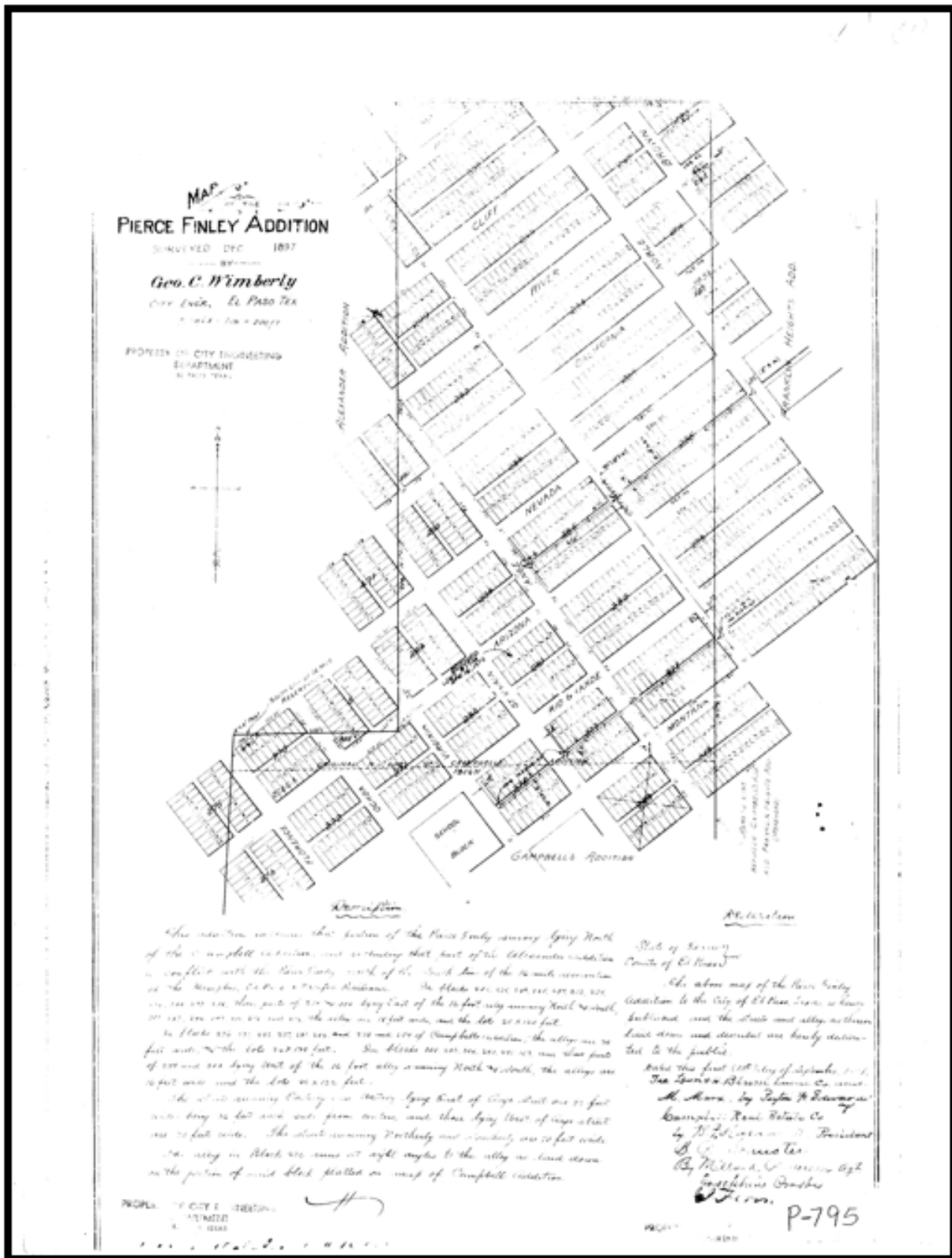
Stormwater:

EPW-Stormwater Engineering has reviewed the property described above and provide the following comments:

8. EPW - Stormwater Engineering has no objections on the rezoning of the proposed property, however, we recommend the use of principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff and to mitigate adverse downstream drainage conditions.

ATTACHMENT 6

Subdivisions Plat



ATTACHMENT 7

Notification Map

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